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HELENA, MONTANA 59620

February 28, 1983

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County Commissioners, Courthouse, Billings, MT 59101
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Fire Marshal Bureau, Department of Justice, 1409 Helena, Ave., Helena, MT 59620
Information Unit, Department of Health & Environmental Sciences, Helena, MT 59620
Environmental Information Center, P.O. Box 1184, Helena, MT 59624
Montana Historical Society, 225 N. Roberts, Helena, MT 59601
Christian, Spring, Sielbach and Assoc. 2020 Grand Ave., Billings, MT 59102

RE: Wells Garden
Yellowstone County

Ladies and Gentlemen:

The enclosed preliminary environmental review has been prepared for Wells Garden Estates in Yellowstone County, and is submitted for your consideration. Questions and comments will be accepted until March 15, 1983. One extension of time not to exceed seven days will be granted upon request if there is sufficient reason for the request. All comments should be sent to the undersigned.

Sincerely,

Steven L. Pilcher
Chief
Water Quality Bureau

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DEPARTMENT OF HEALTH AND ENVIRONMENTAL SCIENCES
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PRELIMINARY ENVIRONMENTAL REVIEW


Division/Bureau Environmental Sciences/Water Quality Bureau

Project or Application Wells Garden Estates

Description of Project The project will ultimately consist of 147 half-acre lots for single family dwellings. The proposed project is planned for section 4, township one south, range 25 east, about two miles west of the city limits of Billings along Central Avenue. A water system consisting of two wells with pressure storage will provide water for domestic use and limited lawn watering. Individual septic tanks and drainfields will be used for sewage treatment. Phase I is proposed at this time and will consist of 22 lots.

POTENTIAL IMPACT ON PHYSICAL ENVIRONMENT

	Major	Moderate	Minor	None	Unknown	Comments on Attached Pages
1. Terrestrial & aquatic life and habitats			X			
2. Water quality, quantity and distribution			X			X
3. Geology & soil quality, stability and moisture			X			X
4. Vegetation cover, quantity and quality			X			X
5. Aesthetics			X			X
6. Air quality			X			
7. Unique, endangered, fragile, or limited environmental resources			X			
8. Demands on environmental resources of land, water, air & energy			X			
9. Historical and archaeological sites					X	



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POTENTIAL IMPACTS ON HUMAN ENVIRONMENT

	Major	Moderate	Minor	None	Unknown	Comments on Attached Pages
1. Social structures and mores			X			
2. Cultural uniqueness and diversity			X			
3. Local and state tax base & tax revenue			X			
4. Agricultural or industrial production			X			X
5. Human health				X		
6. Quantity and distribution of community and personal income			X			
7. Access to and quality of recreational and wilderness activities				X		
8. Quantity and distribution of employment			X			
9. Distribution and density of population and housing			X			X
10. Demands for government services			X			
11. Industrial & commercial activity			X			
12. Demands for energy			X			
13. Locally adopted environmental plans & goals			X			X
14. Transportation networks & traffic flows		X				X

Other groups or agencies contacted or which may have overlapping jurisdiction Yellowstone City-County Planning Board, Yellowstone City-County Health Department.

Individuals or groups contributing to this PER. Environmental Assessment prepared for the Planning Board.

Recommendation concerning preparation of EIS Not Necessary

PER Prepared by: Jim Melstad

Date: February 25, 1982

DHES/ESD-2

POTENTIAL IMPACT ON PHYSICAL ENVIRONMENT

2. Two wells are proposed to provide water for domestic and lawn irrigation demands. One well has already been drilled and it showed a potential yield of up to 300 gallons per minute.
3. A stormwater disposal system of french drains is planned to treat flows from the 25 year, 24-hour storm in excess of the flows that would have occurred had the site not been developed.
4. The site is presently cultivated for row crops and no natural vegetation remains.
5. This area is located in a "transitional area" west of Billings that is undergoing the change from agricultural to suburban residential.

POTENTIAL IMPACT ON THE HUMAN ENVIRONMENT

4. According to the environmental assessment prepared for the local planning agency, the site is presently cultivated and irrigated. It has the potential to raise crops like corn, alfalfa, sugar beets and small grains. At a potential production of 50 bushels per acre of wheat, the site could produce \$250 per acre. The property is currently held by its owner for its speculative value, as is much of the land in this area.
9. Since this area is not developed and also not proposed for annexation, it is possible that this development will change the character of the area enough to stimulate similar developments in the future.
13. According to the environmental assessment, the area is presently zoned for residential development for lots not less than 15,000 square feet in size.
14. The environmental assessment addresses the impacts of only the first phase, 22 lots. The total development will use Central Avenue, a major arterial, as the main access to and from the development. Based on the assessment's initial projections, it appears that the completed development could generate about 1400 to 2900 vehicle trips per day. Even though Central Avenue is a major arterial, this many trips per day should be expected to have a moderate impact on traffic flows on Central and other roads in the area.

